

106.0

0004

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

2,196,500 / 2,196,500

2,196,500 / 2,196,500

ASSESSED: 2,196,500 / 2,196,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		OLDHAM RD, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	LOMBARDI KEITH
Owner 2:	
Owner 3:	

Street 1: 5 OLDHAM RD

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02474 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1:	LOMBARDI KEITH -
Owner 2:	-

Street 1: 1 OLDHAM RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 14,894 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2010, having primarily Clapboard Exterior and 8271 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14894		Sq. Ft.	Site		0	70.	0.73	4			Golf co	25					758,464						758,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							14894.000		1,414,800		23,200		758,500		2,196,500							
Total Card							0.342		1,414,800		23,200		758,500		2,196,500		Entered Lot Size					
Total Parcel							0.342		1,414,800		23,200		758,500		2,196,500		Total Land:					
Source: Market Adj Cost															Total Value per SQ unit /Card: 265.57		Land Unit Type:					

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,412,600	23200	14,894.	758,500	2,194,300	2,194,300	Year End Roll	12/18/2019
2019	101	FV	1,184,400	23500	14,894.	758,500	1,966,400	1,966,400	Year End Roll	1/3/2019
2018	101	FV	1,184,400	23500	14,894.	650,100	1,858,000	1,858,000	Year End Roll	12/20/2017
2017	101	FV	1,184,400	23500	14,894.	606,800	1,814,700	1,814,700	Year End Roll	1/3/2017
2016	101	FV	1,184,400	23500	14,894.	520,100	1,728,000	1,728,000	Year End	1/4/2016
2015	101	FV	1,165,600	23500	14,894.	465,900	1,655,000	1,655,000	Year End Roll	12/11/2014
2014	101	FV	811,000	23500	14,894.	431,200	1,265,700	1,265,700	Year End Roll	12/16/2013
2013	101	FV	566,800	23500	14,894.	411,200	1,001,500	1,001,500		12/13/2012

Parcel ID 106.0-0004-0003.A

!15586!

**PRINT**

Date \_\_\_\_\_ Time \_\_\_\_\_

12/11/20 05:17:14

**LAST REV**

Date \_\_\_\_\_ Time \_\_\_\_\_

05/28/20 16:04:15

apro

15586

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAUNDERS FRANCE	1330-95		12/8/2006	Mult Lots	900,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2011	1202	Ingr. Po	19,600					INSTALL 20X38 INGR
10/14/2010	2129	New Buil	343,000					CONSTRUCT NEW SF C
9/14/2010	2011	Foundati	10,000					FOR SF HOME

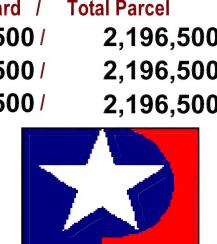
**ACTIVITY INFORMATION**

Date	Result	By	Name
4/8/2014	Meas/Inspect	PC	PHIL C
7/9/2013	Meas/Inspect	JBS	JOHN S
8/1/2012	Measured	BR	B Rossignol
9/8/2011	Info Fm Prmt	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_ / \_\_\_\_ / \_\_\_\_



<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>								
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1 Total: 1	Full Bath: 4 Rating: Very Good	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: 2 Rating: Very Good	A HBth: Rating:	OthrFix: Rating:	19 WDK 30 (167)	20						
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	A 3QBth: Rating:	1/2 Bath: 2 Rating: Very Good	A HBth: Rating:	OthrFix: Rating:	1st Res Grid Desc: Line 1 # Units: 1		OFP (280) 15	6 OFFP (156) 26	20						
Sec Wall: %	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 1 Rating: Very Good	A Kits: Rating:	Other	Fpl: 3 Rating: Very Good	Level FY LR DR D K FR RR BR FB HB L O	Upper	2	5 8	6						
Color: BROWN	View / Desir:	WSFlue:	Fpl: 3 Rating: Very Good	Lvl 2	Lvl 1	Rating:		Lower	3 UAT SFL OFP BMT (41)	UAT SFL FFL BMT (2679)	32						
<b>GENERAL INFORMATION</b>			<b>OTHER FEATURES</b>														
Grade: B - Good	Year Blt: 2010	Eff Yr Blt:	Location:	Total Units:	Floor:												
Alt LUC:	Alt %:	Jurisdct: G15	Fact: .	% Own:	Name:												
Const Mod:	Lump Sum Adj:	DEPRECIATION			REMODELING			RES BREAKDOWN									
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	1.9 %	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall			Functional:	%	Interior:	1	12	4									
Sec Int Wall: %			Economic:	%	Additions:												
Partition: T - Typical			Special:	%	Kitchen:												
Prim Floors: 3 - Hardwood			Override:	%	Baths:												
Sec Floors: %			Total:	1.9 %	Plumbing:												
Bsmnt Flr: 12 - Concrete			CALC SUMMARY			COMPARABLE SALES			SUB AREA								
Subfloor:			Basic \$ / SQ: 125.00		Size Adj.: 0.81982046	Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL						
Bsmnt Gar:			Const Adj.: 1.04989493		Adj \$ / SQ: 107.591						Code Description Area - SQ Rate - AV Undepr Value Sub Area % Usbl Descrip % Type Qu # Ten						
Electric: 3 - Typical			Other Features: 197897		Grade Factor: 1.33						SFL Second Floor 3,504 107.590 376,998 BMT 75 GFB 100 G						
Insulation: 3 - Typical			NBHD Inf: 1.00000000		NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val			FFL First Floor 2,679 107.590 288,235						
Int vs Ext: S			LUC Factor: 1.00		Adj Total: 1442219	Juris. Factor: 1.00	Before Depr:	143.10			BMT Basement 2,088 71.010 148,269						
Heat Fuel: 2 - Gas			Depreciation: 27402		Depreciated Total: 1414817	Special Features: 0	Val/Su Net:	128.12			OPF Open Porch 1,009 19.040 19,212						
Heat Type: 4 - Radiant H/W						Final Total: 1414800	Val/Su SzAd:	228.82			UAT Upper Attic 876 43.040 37,700						
# Heat Sys: 1	% Heated: 100	% AC: 100									GAR Garage 720 19.390 13,964						
Solar HW: NO	Central Vac: NO	% Sprinkled:									WDK Deck 167 12.590 2,102						
% Com Wall											Net Sketched Area: 11,043 Total: 886,480						
<b>MOBILE HOME</b>			Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>									<b>PARCEL ID</b> 106.0-0004-0003.A								
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
10	Pool-Conc.	D Y	1	20X38	G	GD	2011	24.00	T	4.8	101			17,400		17,400	
19	Patio	D Y	1	2000	G	GD	2011	3.05	T	4.8	101			5,800		5,800	
2	Frame Shed	D Y	1	12X12	G	GD	2011	0.00	T	4.8	101						
More: N			Total Yard Items: 23,200			Total Special Features:			Total: 23,200			<b>IMAGE</b>			<b>AssessPro Patriot Properties, Inc</b>		